

**tCROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE
- REGULAR MEETING -
FINAL - MINUTES OF THURSDAY, JANUARY 25, 2007**

The members of the Crossroads Project Area Committee (PAC) held their Regular Meeting at College Avenue Baptist Church, 3rd Floor Meeting Room in Visitor Center Building, 4747 College Avenue, San Diego, California, from 6:35 p.m. to 8:38 p.m.

Members present at Roll Call: Kevin Carter, Thomas Du, Alison J. Grant-Carlos, Harry Kattoula, Jose Lopez, Charles Maze, David Nelson, James Simon, Lani Stacks, Jody Talbott, and Christine Van Spronsen, [11]

Arrived after Roll Call: Daniele Laman (6:37), Anthony Lovio (6:45) [2]

Not Present: Michael Trunzo and Erik A. Weichelt [2]

Staff in attendance: Huston Carlyle, James Davies, Melissa Garcia and Tracy Reed

Public in attendance: Ten guests signed attendance sheet.

CALL TO ORDER: Called to order at approximately 6:35 p.m. by Charles Maze, Chair.

1. ROLL CALL: A quorum was established when 11 of the 15 PAC members were present.

2. APPROVAL OF AGENDA: for January 25, 2007.

MOTION – Jose/Alison: Approve the agenda as drafted; passes (10-0-1c).

3. APPROVAL OF MINUTES: for November 9, 2006.

MOTION – Jose/Daniele: Approve minutes, with correction to the spelling of Darnall: passes (10-0-1c).

4. COMMENTS ON NON-AGENDA ITEMS: (synopsis of discussions)

Committee -

Jody: There is a organization called www.FreePB.org which has the purpose of addressing park and beach staffing issues.

Charles: If anyone in the audience would like to speak non-agenda items please fill out a speaker slip.

David: There was a story in the newspaper and the Chollas Creek Park is dead.

There is a replacement site but there was a problem with that site. The City purchased the site and left units vacant for 3 months. The units were a problem for the entire 3 months they were vacant.

Daniele: Does anyone know where Chef Tony has moved?

Jose: Do we have any vacancies on the committee?

Charles: We may have a vacancy on the committee because Erik has missed several regular meetings.

Public –
None

5. OLD BUSINESS: (synopsis of discussions)

- **Update:** Project Area –
Tracy: On January 9th Council accepted and approved the additional funding for the ECB Medians; \$340,000 from the Agency and \$43,000 from the MAD. Construction should start within 3-months and construction will take 6 to 8 months. A traffic signal will not be installed at Dayton Street. The Douglas Wilson Company is preparing demo plans for CentrePoint. They are working with the adjoining residential property owners in order to minimize problems. They have offered to replace the curb, gutter and sidewalks of the adjoining residential properties (4-parcels). They will demolish the buildings to the slab, one building at a time, to minimize community disturbances. Demo will begin in the spring and construction should start in the summer. Each phase of Mesa Commons has a different owner. Eventually the project will be developed by one developer. The Agency was selected by the State to be a Strategic Partner for the CalReUse loan program. The Agency has been allocated \$1,000,000 in funding (loans). The program provides low-interest forgivable loans to property owners or developers to investigate and prepare remedial plans to address brownfields. Distributed: HC Annual Report for HELP (FY 05-06), Statement of Economic Interest memo, Crossroads Park Working Group Report, 2007 PAC Crossroads Schedule.
- **Update/Action:** Chollas Triangle RFP – Status & Next Steps
Melissa: The Agency has extended the RFP response, 2-weeks from Jan. 22nd to Feb.5th. The Evaluation Committee will include various representatives of the Agency and City Departments as well as a PAC representative. We would like the PAC to appoint a member, because the evaluation of the RFP's will occur prior to your next regular meeting. Our suggestion is that your PAC representative has some type of affiliation to the Triangle Area, Planning, Business or Neighborhood.
Committee: Daniele, Jose and David stated they would be interested in being the representative. The PAC decided to have a paper ballot to elect the PAC representative for the evaluation committee. Each of the interested members spoke regarding their qualifications and interest in being the PAC's representative. Daniele received the largest number of votes in the paper ballot vote.

MOTION – Jose/Thomas: To appoint Daniele as PAC representative on the Chollas Triangle RFP: passes (12-0-1c).

- **Action:** Commercial Renaissance Program Guidelines & Funding
Tracy: Establishing a commercial program to assist small business and property owners. Such a program was proposed within 5-year Implementation Plan. I

have distributed draft program guidelines. These draft guidelines are consistent with input from the subcommittee. Guidelines; maximum of a \$10,000 rebate in addition to the existing city program; programs rebate is a 1 for 1 match; and the recommendation was to provide funding for 10 rebates for the first year. If this is what the PAC desires; we recommend approval of the draft guidelines, allocate \$100,000 for the rebates and \$20,000 for program administration (economic division) for Fiscal Year 2008 (July 2007).

MOTION – **Jose/Daniele:** Recommend approval of draft guidelines as written and allocate funding for the program: passes (12-0-1c).

- **Discussion/Action:** PAC Subcommittees

MOTION – **Jody/Christine:** Move to March PAC agenda: (11-1-1c).

6. NEW BUSINESS: (synopsis of discussions)

- **Update/Discussion:** Conflict of Interest Code & Brown Act
Huston: Provided an oral description of the Brown Act to the PAC as well as a copy of CA Government Code §54950-54963.

7. Next Meeting Dates and Preliminary Agenda Items

February 22, 2007: Subcommittee Meeting; Project Area Budget

March 22, 2007: Chollas Triangle RFP selection, PAC Subcommittees, and Conflict of Interest Code & Brown Act.

April 26, 2007: Subcommittee Meeting (if necessary)

8. ADJOURNMENT

MOTION – **Jose/Jody:** Adjourn; passes (12-0-1c) @ 8:38 p.m.

This information will be made available in alternative formats upon request.

Prepared: 01/30/07 twr

Revised: 03/23/07 twr

Draft (Final) Approved: March 22, 2007
Motion was by: Jose/Daniele

Revisions are in: *Double Underlined and Italic*
PAC vote was: 7-0-1c